143.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,900 / 796,900
					USE VALUE:	796,900 / 796,900
					ASSESSED:	796,900 / 796,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
121		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRONIN ERIC M
Owner 2:	CRONIN ZOE K
Owner 3:	
Street 1:	121 MOUNT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COX MICHAEL T & LAKSHMI K -
Owner 2:	-
Street 1:	121 MOUNT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1272 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5534.000	323,800	4,300	468,800	796,900
Total Card	0.127	323,800	4,300	468,800	796,900
Total Parcel	0.127	323,800	4,300	468,800	796,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 626.49 | /Parcel: 626.49

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92722

GIS Ref

GIS Ref

Insp Date 07/13/18

!11102!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	323,800	4300	5,534.	468,800	796,900		Year end	12/23/2021
2021	101	FV	315,100	4300	5,534.	468,800	788,200		Year End Roll	12/10/2020
2020	101	FV	315,100	4300	5,534.	468,800	788,200	788,200	Year End Roll	12/18/2019
2019	101	FV	257,400	4300	5,534.	439,500	701,200	701,200	Year End Roll	1/3/2019
2018	101	FV	253,100	4300	5,534.	363,300	620,700	620,700	Year End Roll	12/20/2017
2017	101	FV	237,900	4300	5,534.	334,000	576,200	576,200	Year End Roll	1/3/2017
2016	101	FV	237,900	4300	5,534.	304,700	546,900	546,900	Year End	1/4/2016
2015	101	FV	225,300	4300	5,534.	298,900	528,500	528,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:54:44

LAST REV

Date	Time
08/06/18	15:13:11
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11102

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COX MICHAEL T &	69272-157		5/12/2017		755,000	No	No		
COX MICHAEL T,	56244-91		1/7/2011	Convenience	99	No	No		
CULLINANE EUGEN	36298-566		9/3/2002		448,000	No	No		
	15091-94		6/1/1983		91,500	No	No		Y

USER DEFINED

Prior Id # 1:	92722
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	Inspected	PH	Patrick H
5/10/2018	MEAS&NOTICE	BS	Barbara S
2/12/2018	SQ Returned	EMK	Ellen K
3/18/2009	Inspected	189	PATRIOT
11/19/2008	Measured	163	PATRIOT
12/6/2002	MLS	MM	Mary M
11/11/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5534		Sq. Ft.	Site		0	80.	1.06	9									468,818						468,800	

Total AC/HA:	0.12704	Total SF/SM:	5534	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	468,818	Spl Credit		Total:	468,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	90500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397785
Depreciation:	73988
Depreciated Total:	323797

COMMENTS

SCUTTLE HOLE / SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

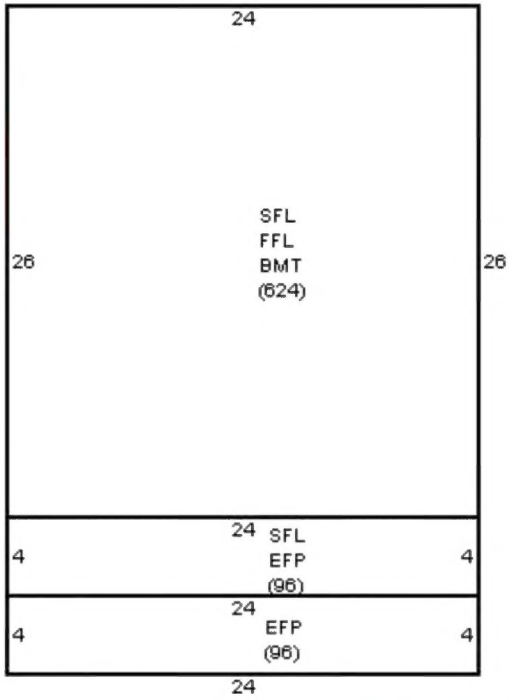
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



5

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	198.45
Special Features:	0	Val/Su Net:	155.08
Final Total:	323800	Val/Su SzAd	254.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	648	180.410	116,905
BMT	Basement	624	54.120	33,773
FFL	First Floor	624	180.410	112,576
EFP	Enclos Porch	192	40.990	7,869

Net Sketched Area:	2,088	Total:	271,123
Size Ad	1271.9999	Gross Area	2160	FinArea	1272
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	F	AV	1950	19.75	T	40	101			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300